



**TRINITY CITY PLANNING & ZONING BOARD
MEETING
Tuesday, August 22, 2006
7:00 pm**

The Trinity Planning Board held their August 22, 2006 Regular Planning and Zoning Board Meeting at Trinity City Hall, 6701 Highway 62, Trinity. A quorum was present.

PLANNING BOARD MEMBERS PRESENT: Chairman, Robbie Sikes; Planning Members David Albertson, J. R. Ewings, Linda Gantt, Vernel Gibson, Buddy Maness, Scott Norman and Melvin Patterson.

PLANNING BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Mayor, Fran Andrews; City Council member, Karen Bridges; City Manager, Ann Bailie; Planning/Zoning Administrator/ Code Enforcement Officer, Adam Stumb; City Clerk/FO Debbie Hinson, and members of the audience.

ITEM 1. Call to Order

Chairman Sikes called the August 22, 2006 Meeting to order at 7:00 p.m. and welcomed those in attendance.

ITEM 2. Pledge of Allegiance

Chairman Sikes led the Pledge of Allegiance.

ITEM 3. Invocation

Planning Board member Gibson gave the invocation.

ITEM 4. Approval of Minutes

July 25, 2006

Chairman Sikes called for any changes or corrections to the July 25, 2006 Minutes.

Motion to approve the minutes by Member Gantt seconded by Member Albertson and approved unanimously by all Planning Members present.

ITEM 5. Public Comments Section

None

New Business

ITEM 6. ETJ – Extraterritorial Jurisdiction

Chairman Sikes opened this item and asked Mr. Stumb to brief the members on this item. Mr. Stumb began by defining Extraterritorial Jurisdiction (ETJ) as an immediate area outside a City's limits where that city can enforce its development regulations. It does not include Junk Car or Public Nuisance Ordinance. It allows the city to go one (1) mile outside of the current City Limits for populations under 10,000. This may not be exactly one (1) mile since the line must follow an identifiable line that may be used by an average citizen to determine if their property is included in the ETJ.

ETJ can help control growth at the edge of the City Limits and can help protect corridors at the City's edge as well as aid in joint planning for future growth areas.

Mr. Stumb reviewed the following steps to enacting ETJ.

1. Determine a Boundary
City must look at the streets and choose a line that is easily identifiable by the average citizen.
2. Public Notice
 - Newspaper Notice
 - Mailed Notice
 - Rezoning Notice

When a City incorporates this action they must notify everyone in the area that this affects. The City has to adopt rezoning for all properties.

3. Secure County Approval
4. Adopt Boundary and Initial Zoning
5. Appoint ETJ member to Planning and Zoning Board and Board of Adjustments
6. File Boundary with Register of Deeds

Members discussed how person's located in the ETJ area would be affected by these changes. Citizens included in this area will need to get approval from the City and follow City Zoning for any changes in buildings located within this ETJ Area. The City will not provide sewer to these areas and will not collect city taxes for properties located in the ETJ.

Manager Bailie discussed the maps included that represented possible annexations for the City of Trinity as well as defining the difference in voluntary, non-voluntary, contiguous and non-contiguous annexations.

There was extensive discussion between members and Manager Bailie that included reasons to extend the ETJ and how this change would aid in protection of city residents and municipal growth. The ETJ would allow the City to control the type of development surrounding the City within this area and prevent neighboring municipalities ability to surround current City boundaries that would in turn affect the City of Trinity's ability for future growth and development.

After further discussion, ***Member Patterson made a motion to adopt the ETJ as presented to the board and on the map, seconded by member Gibson, and approved with a vote of 7 to 1 with Member Norman voting Nay.***

After the vote, Mr. Stumb advised members that this item would be presented to Council to review the boundaries and reach an agreement prior to the Public Hearing.

ITEM 7. Building Height – Schools

After Chairman Sikes opened this item, Mr. Stumb advised members that it will be the decision of the Randolph County School Board whether they request annexation or not. They are interested in 2 options that may be available to connect to the sewer system. If they do decide to ask for annexation into the City of Trinity the current building height for schools in this zoning district for schools is 35 feet. The gym for the school is projected to be approximately 2 stories and would exceed the 35 foot height limit but would not exceed 50 feet. If they do decide to be annexed there would have to be a change to the Ordinance to allow the extra height for the gym.

RA Zoning has a 35 foot height limit for all uses and staff recommends that a 50 foot height limit be set for schools only.

After discussion among members, ***Member Patterson made a motion to change the building height for schools only in the RA Zoning from 35 feet to 50 feet, seconded by member Ewings and approved unanimously by all members present.***

ITEM 8. Recycling Convenience Site

After this item was opened by Chairman Sikes, Mr. Stumb advised members that Randolph County is interested in moving the recycling site to the Guil-Rand Fire Department site located on Surret Drive. We did not have anything in our Ordinance to cover this type of use. The County would have to come in for a Special Use Permit with guidelines listed below. There will be no parking but will have unloading spots.

- Use:** **Recycling Convenience Site**
- Special Use District:** RA, OI, CS, HC, M-1, M-2 The applicant
- Required Plans:** must submit plans which show:
- a. location and approximate size of all existing and proposed buildings and structures on the site.
 - b. proposed points of access and egress and pattern of internal circulation;
 - c. layout of parking spaces;
- Operation:**
- a. the facilities shall only be operated by the a local government or by a non profit.
 - b. the use may be secondary to another primary use such as a school, fire station or other government facility.

Chairman Sikes discussed the appearance and safety issues that may need addressing at this site. Mr. Stumb advised members that if this board recommended approval of this additional use to the Ordinance this item will then go before the City Council at their September Meeting for consideration. If this additional use is approved, Randolph County will then come back to the Planning Board with a Special Use request at which time additional conditions may be added to address any concerns that the Board may have at that time.

Members discussed the location where the dumpsters would be located and the need to add additional landscaping as a buffer to protect the residents and churches located in this area. After discussion concerning the need to table this item, Mr. Stumb advised members that Guil-Rand will be the applicant since this is their property. If they want to add extra conditions or if they want to see some extra landscaping they can request that. Manager Bailie advised members that this request was to incorporate this use into the Ordinance. If these guidelines are adopted this is what the County will need to meet at the time they make their Special Use Request.

After further discussion, ***Member Patterson made a motion to adopt the Special Use as presented on the on the handout for the Recycling Convenience Site, and seconded by Member Ewings.***

Prior to the vote members discussed possible fencing around this area. Manager Bailie advised members that their concerns addressed items that were site specific for this location. These conditions can be worked out when plans are submitted. What this change does is set the basic standards. With no further discussion, Chairman Sikes called for a vote.

The motion and second were approved unanimously by all members present.

ITEM 9. Neighborhood Conservation Overlay

Chairman Sikes opened this item and asked Mr. Stumb to brief members on this item.

The City of Greensboro has just recently adopted a Neighborhood Overlay District as an alternative to a historic overlay district.

In Trinity there has been pressure on existing neighborhoods (not historic neighborhoods) from infill development when sewer becomes available. A neighborhood overlay could be a viable option for neighbors to impose neighborhood wide restrictions on existing and new development.

There was discussion concerning the difference in this item and a previous Overlay that the Board looked at. Mr. Stumb advised members this would add to the Ordinance the steps of creating a Neighborhood

Overlay Ordinance. It would not set standards at this step. That decision would be made on a case by case basis, neighborhood by neighborhood. This would be similar to our Manufactured Home Overlay District. There was discussion between Mr. Stumb and members on how this Overlay would work and the steps necessary for a neighborhood to have this use incorporated. If all requirements were met the restrictions that were set would apply to any homes that were built in the neighborhood.

After further discussion among members concerning this proposal, Mr. Stumb advised members that he would work on this issue and come back to this Board with further information that would fit into a plan for Trinity.

ITEM 10. Updates

- a. Hadley Park Rezoning
- b. Morris Rd Annexation
- c. Possible School Site
- d. Land Use Plan

Chairman Sikes opened this item and turned discussion over to Mr. Stumb for Updates.

a. Hadley Park

Mr. Stumb advised members this was for development site north of Steeplegate. They are still working on possible changes suggested at the first meeting in order to present this plan to the Planning Board again. They are planning to align their property entrance with the traffic signal and are also looking at a possible decrease in the numbers on townhomes and an increase the lot sizes next to Steeplegate Subdivision.

Manager Bailie and members discussed the connections into Steeplegate. Manager Bailie advised members that whether connections were or were not required is a city decision. Mr. Stumb and I have discussed the possibility that the city acquire the right of ways but not to necessarily require vehicular connections at this point in time. Instead we may possibly require pedestrian or bicycle access.

Members discussed the number of houses to be located in the development in conjunction to one entrance and exit point for this development ,and the affect this would have on the Steeplegate Subdivision. Also discussed were the suggested costs of homes in this neighborhood in comparison to this developments location to the interstate and the noise generated by it and the possibility of this neighborhood requiring that the City build a sound barrier wall in the future because of the noise. Manager Bailie advised members that the City would be under no obligation to build this type of wall since the Interstate was in existence prior to the development.

Chairman Sikes and members discussed the types of building materials that may be used and their dislike to an all vinyl development and their opinion that the proposed development be developed in a manner consistent with the Steeplegate Subdivision. They also agreed that no vehicular connection between the two developments should be required at this time.

b. Morris Road Annexation

Mr. Stumb advised members the entire size of the property shown is 341 acres. The City has received an Annexation Request for 240 acres of this property north of the creek. The initial items concerning this request will go to Council in September. If this moves forward it will come to this Board at your October Meeting.

Manager Bailie advised members that the developers are now seeking annexation and want to connect to the City sewer system. They are proposing to pay the costs to run the sewer to their property and put a pump station on their property. If this annexation was approved and this development proceeds it would eliminate the need for 2 pump stations, one in Phase 2 and one in Phase 3. It would also provide the City a means to provide sewer service to approximately 300 more homes somewhere in the future. Also discussed with members were the annexation and tax value fees recently adopted by Council. The tax value fee is used to calculate tax costs for 10 years on the property that will be annexed. The developers must pay this cost in addition to the annexation fee to the City.

Members discussed their opinions on the advantages and disadvantages of this annexation as well as how this may be perceived by current residents of the City.

c. Annexation – School Site

Mr. Stumb advised members that the School Board was looking at acquiring additional property for a middle school for later years in conjunction with their purchase for property to locate a new high school. This will be approximately 125 acres for the High School and Middle School. The School Board may decide to keep the school outside of the city or may ask that the 125 acres be annexed or the property owner may request all property to be annexed.

The School Board will be interested in sewer for the High School and would need one (1) pump station and a single line to run to the city system. If this area is left outside the corporate limits, the sewer rate and fees will be double the normal rates. It would be an advantage to be annexed to eliminate the higher rates. If this property were to be annexed a Special Use Permit will need to be issued.

There was a brief discussion between members concerning how the school sewer usage would affect the allocation for the City of Trinity. It was the opinion of some members that annexation of the school property would be an asset for the City since schools tend to draw more people which will result in growth and additional revenues generated to the City.

d. Land Use Plan

Mr. Stumb advised members that the Land Use Committee was wrapping up the Land Use Plan. They will be holding a community meeting to get public input on the plan on September 14, 2006 from 5:30 to 8:00. They will have a series of maps that will show existing sewer and water utilities. Existing land use map, the zoning map, the different soils in Trinity, and possible future greenways.

Manager Bailie advised after the drop in session on the 14th, the Land Development Committee will hold a Regular Meeting on the 16th. I am not sure if they will be ready to pass this document to Planning/Zoning after that meeting.

Mr. Stumb advised members the City would be sending out a newsletter with a focus of Land Development and will post the maps and documents concerning the Land Use Plan on the website.

e. Upcoming Meeting Schedule

Mr. Stumb reviewed the meeting schedules as listed with Members advising them that most of their remaining meetings would be held at Trinity Memorial United Methodist Church given the topics of items to be reviewed. He also advised members that if the December Meeting was held the date would need to be rescheduled.

Land Use Plan

■Community meeting on September 14 from 5:30 to 8:00

■Planning and Zoning Board Recommendation – tentatively October P&Z meeting

Adam reviewed the following meeting schedule with members.
These meeting will probably be held at the Methodist Church.

Upcoming Meetings

■September 26, 2006, 7:00pm

■October 24, 2006, 7:00pm

■November 28, 2006, 7:00pm

■December 26, 2006, 7:00pm (to be rescheduled)

ITEM 11. Comments from the Board

Sewer System

Member Patterson asked Manager Bailie to review the numbers of citizens needed to meet the debt obligation to Thomasville. Manager Bailie advised members that the City needed 1,811 customers to make the \$500,000.00 annual payment to Thomasville. We will not have this many customers for some time. The City will begin making this payment in May, 2008 whether or not we have this number of customers. We currently have 175 residents tapped into the sewer system. There will be approximately 66 residents that will be added to this number from the Colonial Heights project, and approximately 125 connections when the Trinity portion of Colonial Village is completed.

There was further discussion concerning approved developments and what approximate numbers may be generated from them.

After discussion, Manager Bailie advised members that the City of Trinity will need growth to meet the City's financial obligation of the \$500,000.00 payment to Thomasville as well as any additional debt the City may incur to complete the installation of future sewer infrastructure. Our challenge is how do we mitigate the impact that this growth will have on our existing citizens?

ITEM 12. Comments from Staff

None

ITEM 13. Adjourn

With no other business to discuss, *Planning Member Patterson made a motion to adjourn the August 22, 2006 Regular Meeting of the Trinity Planning/Zoning Board, seconded by Planning Member Norman, and approved unanimously by all Planning Members present.*

These minutes were approved as written by the Planning/Zoning Board at their Regularly Scheduled Planning Meeting held on September 26, 2006 upon motion by Member Maness, seconded by member Ewings and approved unanimously by all members present.